

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021554-25**  
**ACP-323540-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 11/12/2025.

The Commission treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Commission also decided that the planning authority be directed, as follows:

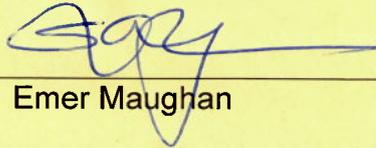
Amend condition 11 as follows:

11. The developer shall pay to the planning authority a financial contribution of €490 (four hundred and ninety euro) in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Planning**

**Commissioner:**

  
Emer Maughan

**Date:** 12/12/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

The Roscommon County Development Contribution Scheme 2014 (as amended on the 24<sup>th</sup> day of February 2020) sets out the levels of contributions payable in respect of commercial/industrial development and Section 14 thereof, sets out Reductions and Exemptions in respect of certain categories of development from payment of such contributions. Section 14(q) provides for reductions or exemptions in respect of commercial development within Tier 3 and 4 of the Settlement Hierarchy detailed in the Roscommon County Development Plan 2014 - 2020 and provided in Appendix 2 of the Scheme. The proposed development is located within the settlement of Ballyleague, identified in the 2014 Development Plan as a Tier 4 Settlement. Notwithstanding the adoption of the Roscommon County Development Plan 2022 - 2028, the terms of the Roscommon County Development Contribution Scheme 2014 (as amended on the 24<sup>th</sup> day of February 2020) have not been amended to reflect the settlement hierarchy contained within the 2022 County Development Plan. The Reductions/Exemptions available under section 14(q), which refer to the 2014 Development Plan Settlement Hierarchy, therefore remain applicable to the development proposed in this instance. It is concluded that the terms of the Development Contribution Scheme were not properly applied in this instance and the planning authority is, therefore, directed to amend the condition.